



THE OFFICE

A period office space located within a Grade II listed building benefiting from exposed brickwork and good natural light. The unit has undergone a comprehensive refurbishment and comprises a large open plan area, a separate room, a small kitchenette and private WC's. Rent is inclusive of service charge.



AVAILABILITY & FLOOR PLANS

A new, flexible lease is available for a term by arrangement.

SPECIFICATION

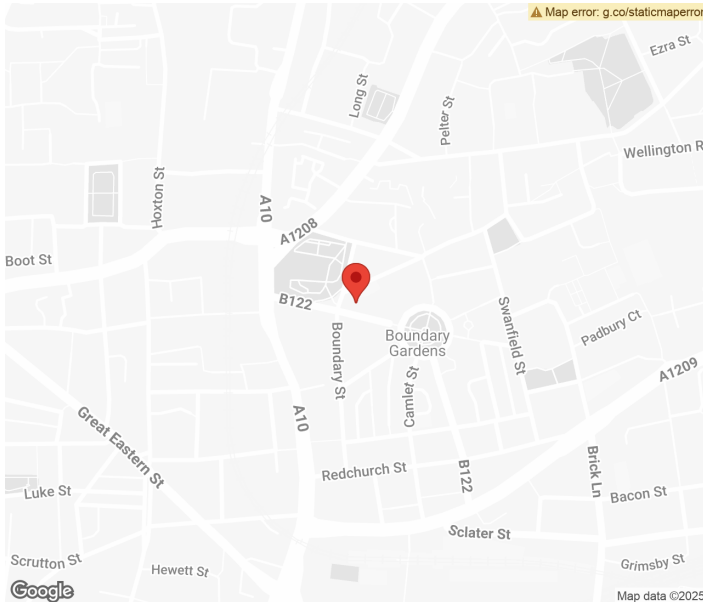
- Perimeter trunking
- Demised WC's
- LED panel lighting
- Exposed brick
- Polished concrete flooring
- Good natural light
- Kitchenette
- Fibre optic
- Communal courtyard
- Video entry phone
- 24 hour access

AVAILABILITY

| FLOOR | SQ M | SQ FT | RENT (PER SQ FT) | RATES (PER SQ FT) | SERVICE CHARGE (PER SQ FT) | TOTAL COST (PER ANNUM) | STATUS |
|--------------|-------|-------|------------------|-------------------|-------------------------------|------------------------|--------|
| Lower Ground | 89.28 | 961 | £35 | £5.39 | £0 | £38,814.79 | LET |

LOCATION




Located in the heart of Shoreditch, the building is nestled between busy Shoreditch High Street and picturesque Arnold Circus.



COMMUNICATION

The building sits on the junction of Calvert Avenue and Virginia Road, in the heart of Shoreditch. Old Street mainline station and Shoreditch High Street overground station are only a short walk away.

WALKING TIMES From the building

| | | |
|---|------------------------|-------------------|
|  | Shoreditch High Street | 4 Minutes |
|  | Old Street | 7 Minutes |
|  | Liverpool Street | 12 Minutes |

CONTACT

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